

Lafayette Consolidated Government
Board of Zoning Adjustment
Community Development and Planning Staff Report

EXECUTIVE SUMMARY

2022-46-BOZ

Applicant: Acadian Middle School – Beau Sonnier, Bass Custom Signs, LLC
Location: 4201 Moss Street
Variance Request: Variance of the sign regulations in a RS-1 (Residential Single-Family) Zoning District.
LDC Art., Sec., No.: Article 5 Use Standards 89-90 Signs(n)

Summary of Request:

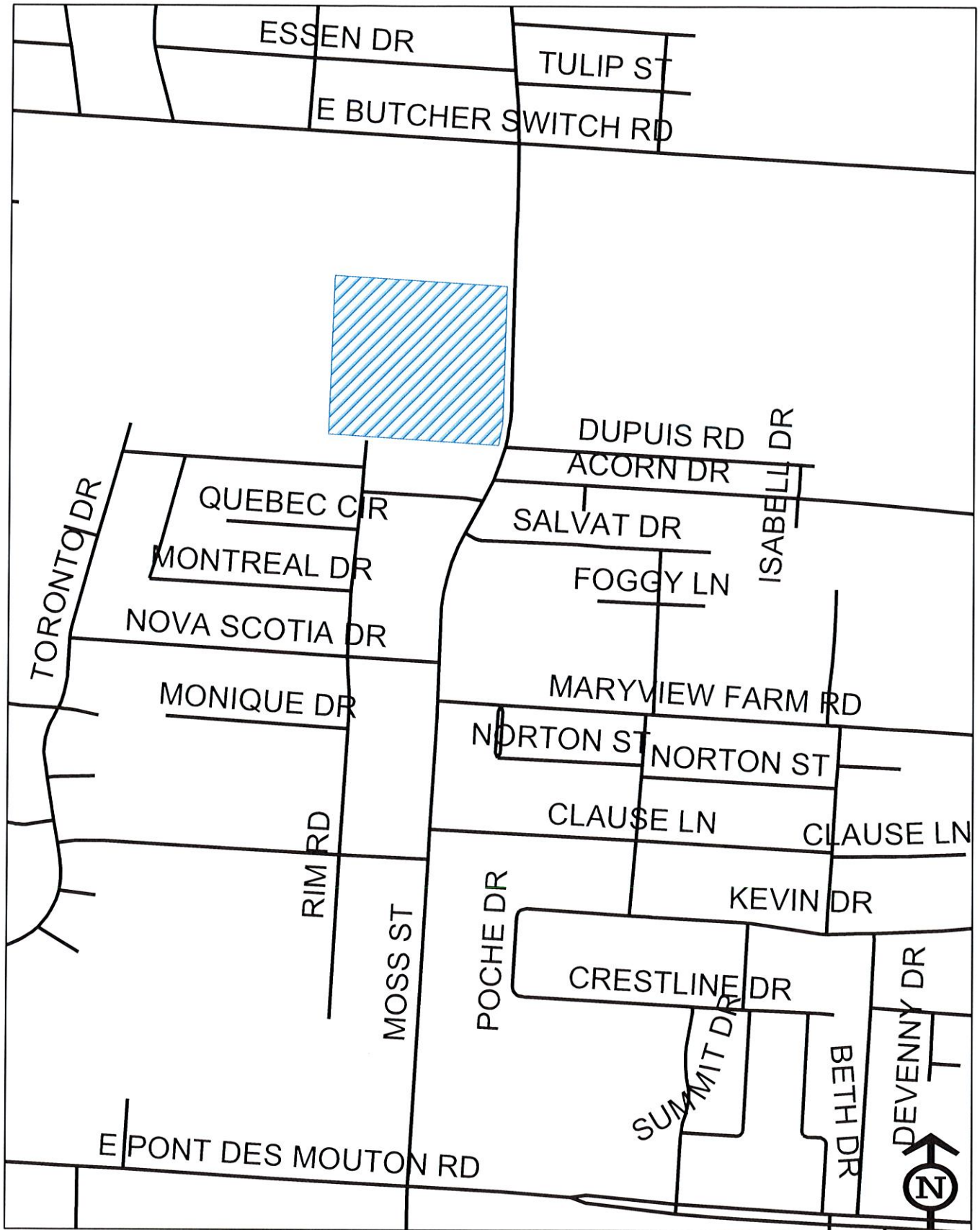
The subject property is on the westerly side of Moss Street between E Butcher Switch Road and E Pont Des Mouton Road, in a RS-1 (Residential Single-Family) zoning district and the location of Acadian Middle School. Any non-residential use in a RS-1 zoning district is allowed one freestanding sign per street frontage, not to exceed 10 feet in height or 50 square feet of sign area and must be a monument sign. Neither a manual nor digital readerboard is allowed within a RS-1 zoning district.

Acadian Middle School would like to take down the existing freestanding pole sign and relocate a modernized pole sign 15 feet from the front property boundary. The overall height of the existing sign is approximately 14 feet and includes a manual readerboard. To ensure visibility over the fence on the edge of the property, the overall height of the proposed sign is 12 feet- 6 inches with a proposed sign area of 39.27 square feet, which includes a 7'-3" x 3'-5" (24.77 sf) LED readerboard. The applicant believes a dual pole sign at this location would alleviate sight issues that may be created by installing a monument sign.

Therefore, the applicant is requesting a variance to allow a pole sign in a RS-1 zoning district, a variance to allow a readerboard in a RS-1 zoning district and a variance of the maximum overall height from 10 feet allowed to 12 feet-6 inches proposed.

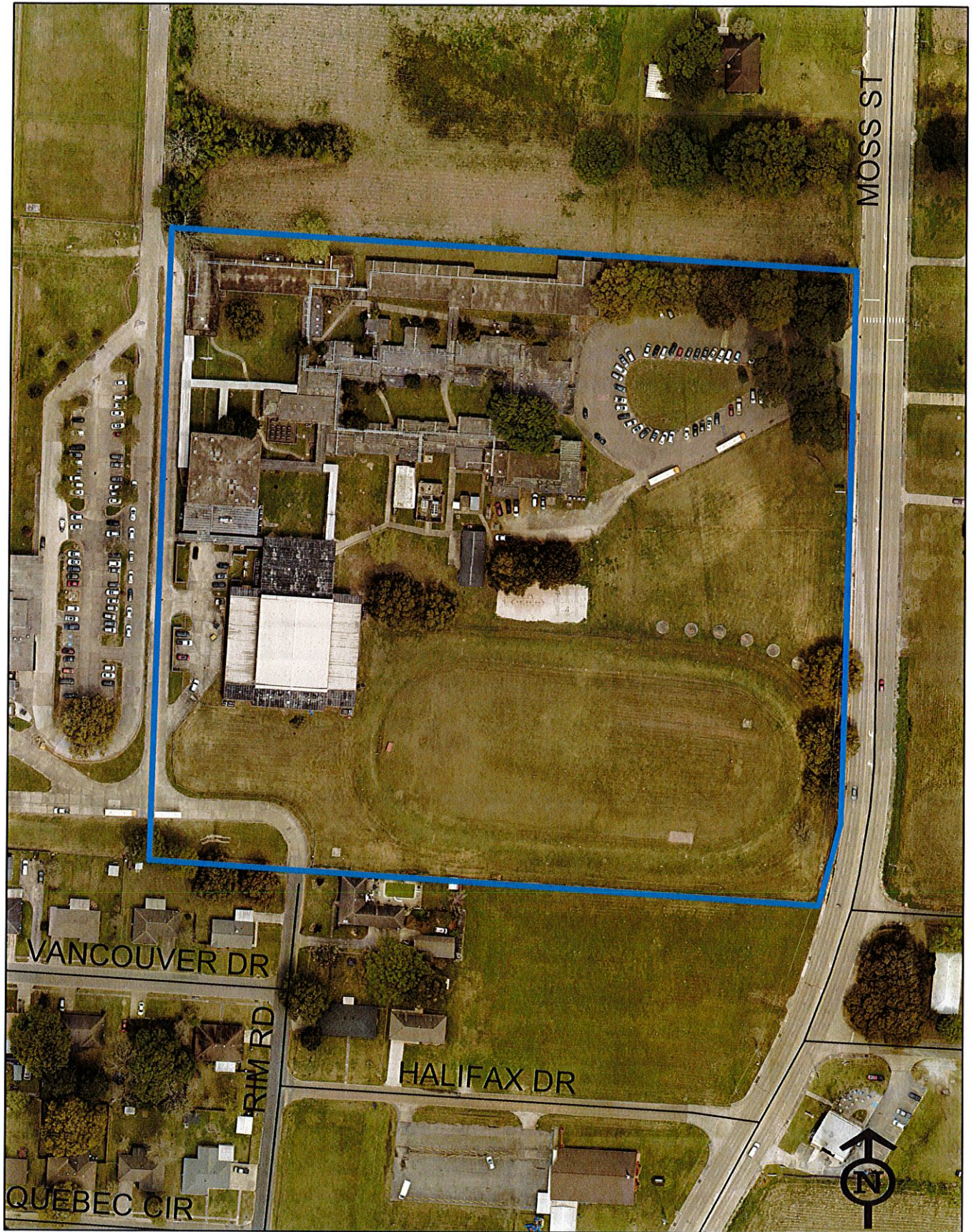
Summary of Public Comment:

At the time of preparation of the preliminary report, staff has not received any letters/emails in support or opposition.

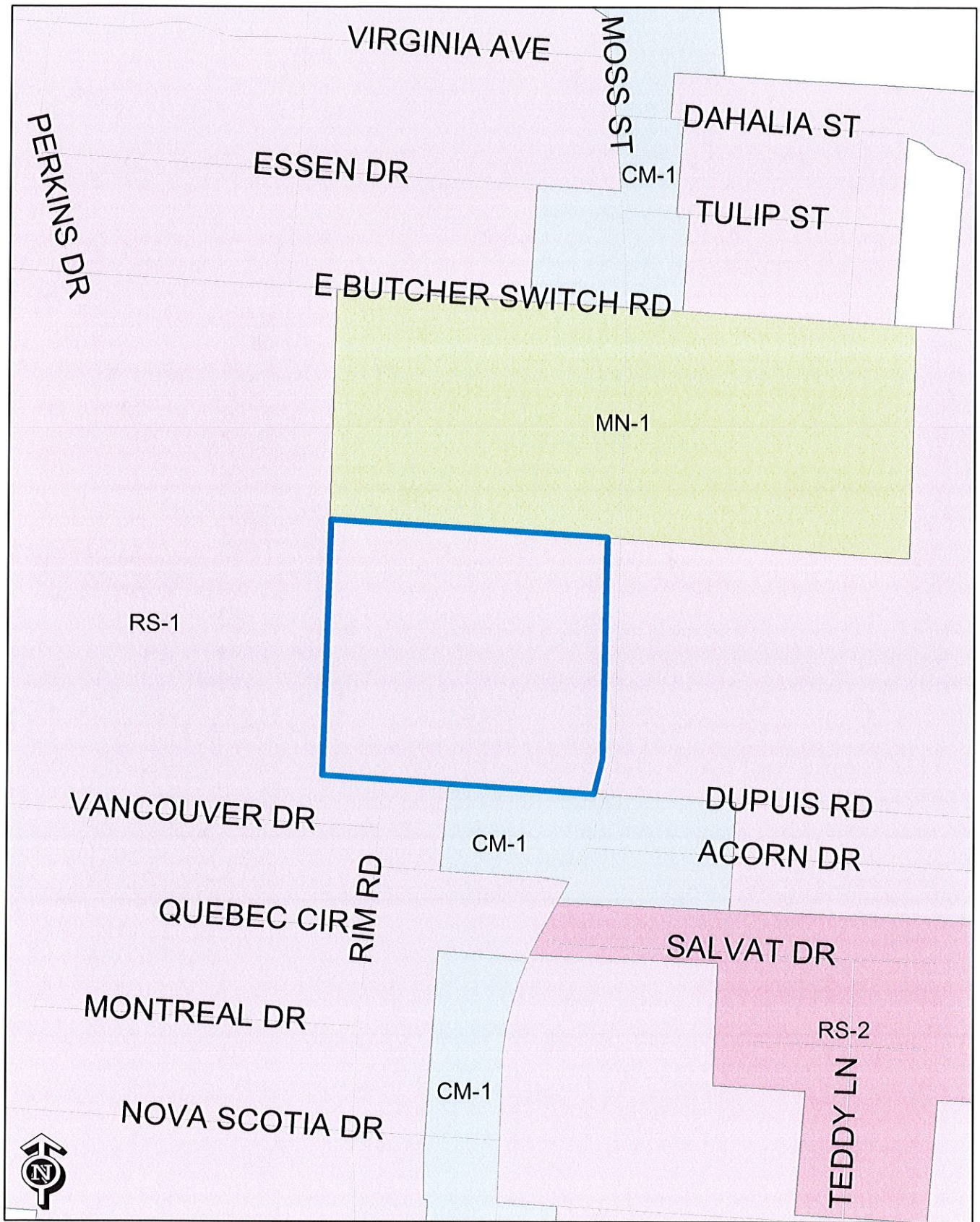


4201 Moss Street

0 390 780 1,560 Feet



4201 Moss Street

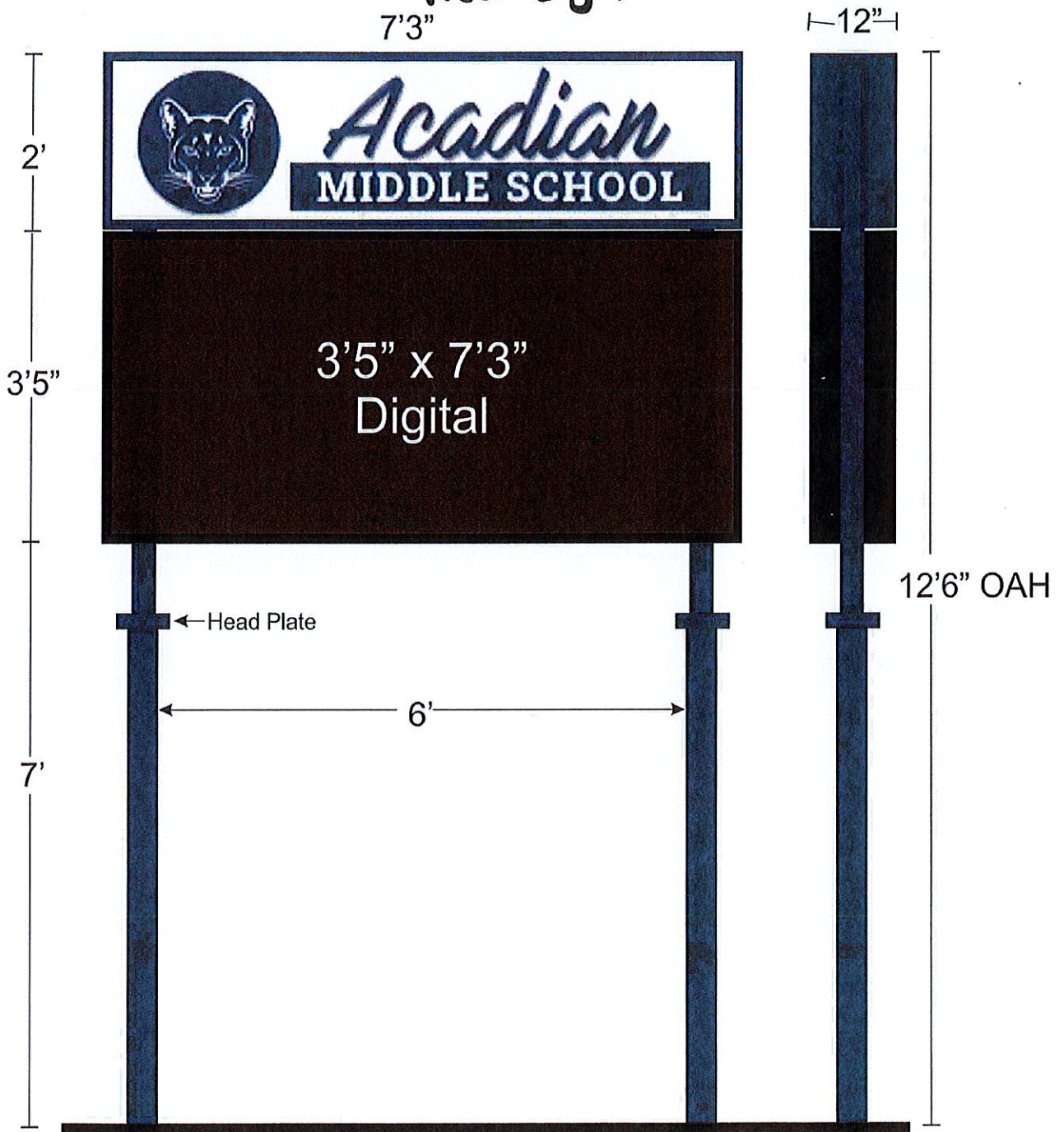


0 250 500 1,000 Feet

RS-1

Acadiana Middle School

New sign
7'3"



****IMPORTANT: PLEASE CHECK ALL PHONE NUMBERS, EMAIL ADDRESSES, COLORS & LAYOUTS OF DESIGN CAREFULLY.****

Your approval of artwork by signature above or by mail, fax or electronic communication, indicate that all thus said information has been checked for accuracy and therefore we will proceed with your order. Your approval indicates that permission has been granted to you to use any artwork, trademark, service marks, logos, copyrights and patents, for you agree to indemnify and hold harmless Bass Custom Signs, LLC for any claims, suits, damages, actions or other costs.

File Name:

Co. Address:

Contact Name:

Date:

Phone Number:

Approved Yes ☐ No ☐
Signature Date: _____

**THIS PROPOSAL IS
GOOD FOR 30 DAYS**



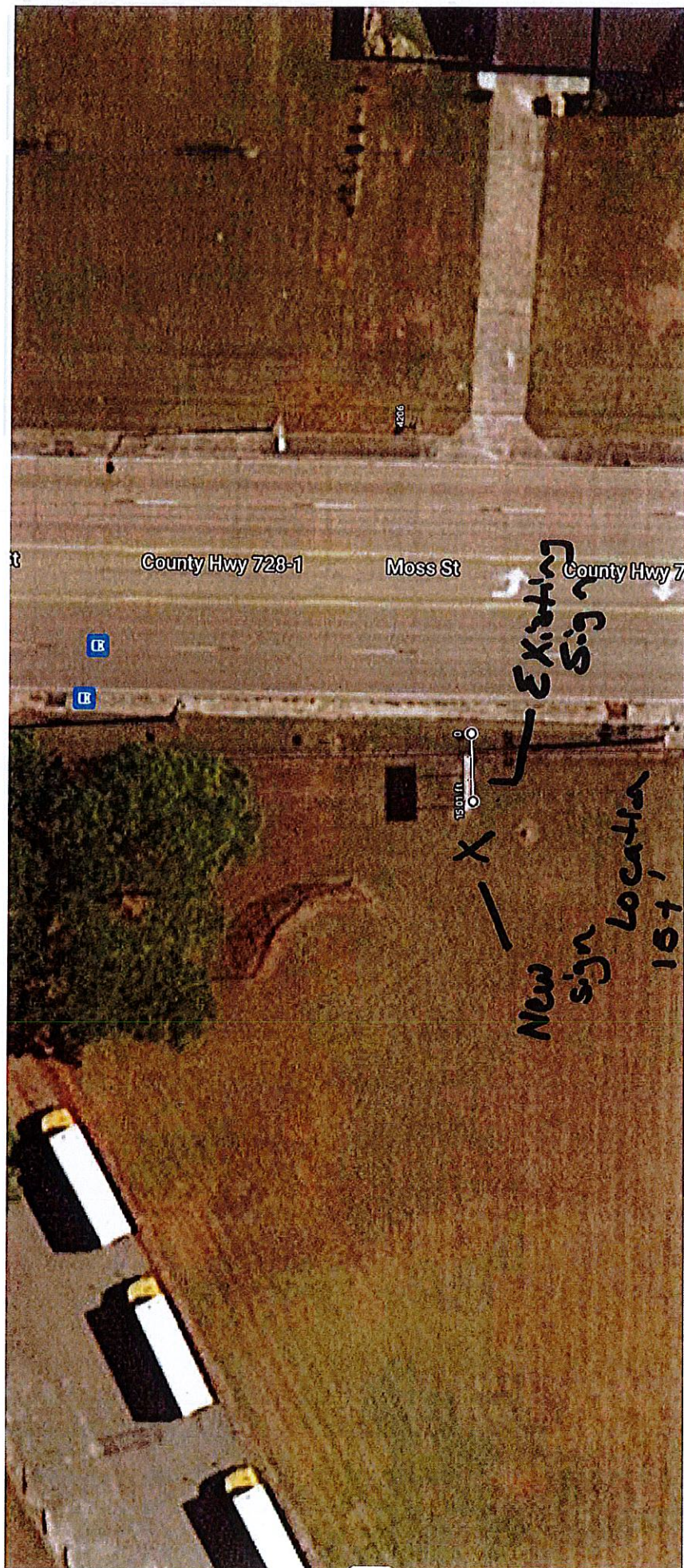
PH. 337-981-1189

This original unpublished artwork is the property of Bass Custom Signs, LLC and is not to be copy or reproduced in any form without authorization of Bass Custom Signs, LLC

ELECTRICAL NOTES
Sign Company 0043 VOLT provide primary electrical to sign.
Power to the sign must be carried by a licensed professional electrician for the sign and electrical.
Each sign must have 1/2" aluminum front support 100% 210V 210V 210V 210V
2 Junction box installed within 4 feet of sign
3 Time series 10A Ground, Neutral

Existing Sign





Lafayette
Application for Variance/Appeal (Board of Zoning Adjustment)
2022-46-BOZ

Submitted by Beau Sonnier
beau@bassltd.com
(337) 981-1189

Address of Proposed Work: **4201 MOSS ST**

City: **LAFAYETTE** State: **LA** Zip: **70507**

Contact Information

Additional Contact's Contact Information

Title: First Name: Last Name: Suffix:

Business Name:

Mailing Address:

City: State: **LA** Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Agent's Contact Information

Title: First Name: **Beau** Last Name: **Sonnier** Suffix:

Business Name: **Bass Custom Signs LLC**

Mailing Address: **5725 Hwy 90 East**

City: **Broussard** State: **LA** Zip: **70518**

Email Address: **beau@bassltd.com**

Cell Phone: Work Phone: **(337) 981-1189** Home Phone:

Applicant's Contact Information

Title: First Name: Beau Last Name: Sonnier Suffix:
Business Name: Bass Custom Sings LLC
Mailing Address: 5725 Hwy 90 East
City: Broussard State: LA Zip: 70518
Email Address: beau@bassltd.com
Cell Phone: Work Phone: Home Phone: (337) 981-1189

Applicant 2's Contact Information

Title: First Name: _ Last Name: Suffix:
Business Name:
Mailing Address:
City: State: LA Zip:
Email Address:
Cell Phone: Work Phone: Home Phone:

Owner's Contact Information

Title: First Name: _ Last Name: Suffix:
Business Name:
Mailing Address:
City: State: LA Zip:
Email Address:
Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Application for Variance/Appeal

Address & Legal Description of Property: *

4201 Moss Street, Lafayette LA 70507 -SECS 104 & 103 T9S R5E AND SECS 45 & 44 T9S R4E(14.756 AC)(19-14128 PLAT)(ACADIAN ELEMENTARY SCHOOL)

Requested Variance/Appeal: *

In describing the exact nature and type of variance or appeal being requested, the applicant must clearly indicate the specific requirements for which they are requesting a variance and/or the administrative decision or interpretation that is being appealed. This section should describe the particular provisions of the Lafayette Development Code (LDC) or other laws that prevent the proposed project.

A Height Restriction of 10' is set for RS-1 Zoning , we are seeking a height of 12' 6" for the sign to clear the fence that is on the Edge of the property.

Monument signs are only signs allowed in RS-1 zones. We are seeking a dual pole structure that would allow traffic leaving the school to better see traffic when exiting on to road way.

We are seeking to allow a 3' x 8' LED Message Center. This is not allowed in the RS-1 Zoning

Reason and justification for Variance/Appeal: *

This section should describe how the literal interpretation of the provisions of the LDC would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Code.

We believe this school is incorrectly zoned as there is no residential use on this property. We are seeking the variance to allow the school to communicate PSAs to the parents and staff. Not allowing Acadian Middle to do so would put them at an unfair disadvantaged compared to other schools in Lafayette.

Application Type (Must be set by staff prior to accepting an online application.) *